

113.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

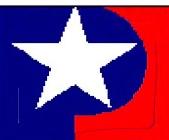
617,200 / 617,200

USE VALUE:

617,200 / 617,200

ASSESSED:

617,200 / 617,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
122		SUNSET RD, ARLINGTON

Legal Description		User Acct
		72450
GIS Ref		
GIS Ref		
Insp Date		11/12/18
Entered Lot Size		
Total Land:		
Land Unit Type:		

OWNERSHIP	Unit #:
Owner 1: MULLAHY SEAN	
Owner 2: ORANCHAK CATHERINE	
Owner 3:	
Street 1: 122 SUNSET RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: SWIMM GEORGE D & MARY JANE -
Owner 2: M/T SWIMM DONALD & EILEEN -
Street 1: 312 LYNNFELLS PKWY
Twn/City: SAUGUS
St/Prov: MA
Postal: 01906

NARRATIVE DESCRIPTION
This parcel contains .107 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
11/12/2018 MEAS&NOTICE HS Hanne S
12/12/2008 Meas/Inspect 345 PATRIOT
2/8/2000 Measured 263 PATRIOT
12/1/1981 CS

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt Spec J Fact Use Value Notes

Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101 One Family	4658	Sq. Ft.	Site	0	70.	1.20	6									391,820						391,800	

Total AC/HA: 0.10693

Total SF/SM: 4658

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 391,820

Spl Credit

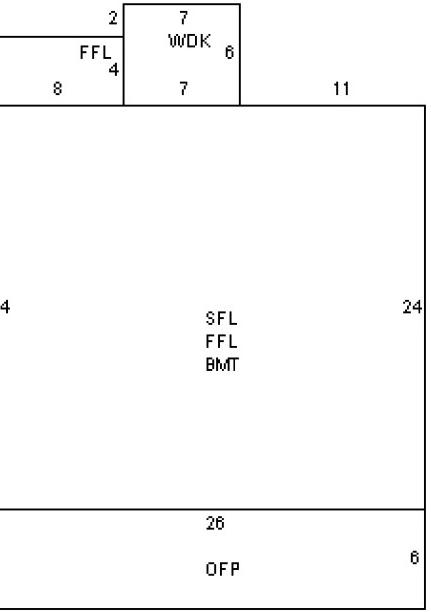
Total: 391,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6 - Colonial				Full Bath: 1	Rating: Average			PDAS.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1   # Units 1									
Color: GRAY				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>													
Year Blt: 1930	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: AV - Average	31%			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:				Interior:	1	6	3	M					
Sec Int Wall:		%		Economic:				Additions:									
Partition: T - Typical				Special:				Kitchen:									
Prim Floors: 3 - Hardwood				Override:				Baths:									
Sec Floors:		%		Total:	31%			Plumbing:									
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 130.00				Heating:									
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 0.98000199				Totals	1	6	3						
Insulation: 2 - Typical				Adj \$ / SQ: 171.990													
Int vs Ext: S				Other Features: 69500													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 326642													
% Com Wal	% Sprinkled			Depreciation: 101259				Juris. Factor:									
				Deprecated Total: 225383				Before Depr:	171.99								
								Special Features:	0								
								Final Total:	225400								
								Val/Su Net:	107.23								
								Val/Su SzAd:	176.09								
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:				Year:		Color:							
<b>PARCEL ID</b> 113.0-0005-0004.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:										Total:		
 <p>The sketch shows a residential grid with the following layout:    - Top row: 2 units (labeled 2), 7 units (labeled 7), and 6 units (labeled 6).    - Second row: FFL (labeled 4), 8 units (labeled 8), and 7 units (labeled 7).    - Third row: SFL (labeled 24), FFL (labeled 24), and BMT (labeled 6).    - Bottom row: OFF (labeled 26).</p>																	
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>  <p>An exterior photograph of a two-story house. The house has a grey horizontal siding exterior, white trim around the windows and doors, and a white front porch with white railings. A red double door is visible on the ground floor. There is a small garden area in front of the house with some greenery and a paved walkway.</p>																	